

7.1 DESIGN CRITERIA

The streetscape plans and sketches for Elgin Street are representative of the quality of landscape treatment proposed for the corridor. Partial detailed site plans of key locations throughout the corridors are identified at a scale large enough to view the proposed landscape improvements. Key areas were explored with sketch and photo rendering techniques used to further identify the potential landscape improvements in the public right-of-way. Although these recommendations do not extend to private development, several examples have been included that reflect how the private landowners can incorporate these guidelines to create a dynamic and attractive street frontage.

The streetscape along Elgin will be distinguished from the Blodgett and the Holcombe/Old Spanish Trail corridors by the use of different plant materials, light fixture color and type, signage design and materials, special paving material, and the use of corridor specific banners.

The consultant team has developed color palettes and materials schemes which will form the basis for future design considerations. The Elgin Street proposals include a predominant blue and yellow color scheme. Buff colored limestone will be used for signage walls and blue/yellow ceramic tile accent patterns will be used on walls, benches, and trash receptacles. The proposals contained within this report are meant to be the first step in the revitalization of the corridor. It is intended that the proposals and recommendations would be modified as needed for future use as funds become available for landscape development.

The priorities based upon the community input for the development of the landscape along Elgin Street as illustrated within the streetscape plans, are as follows:

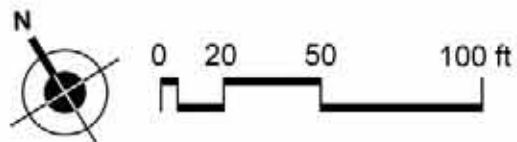
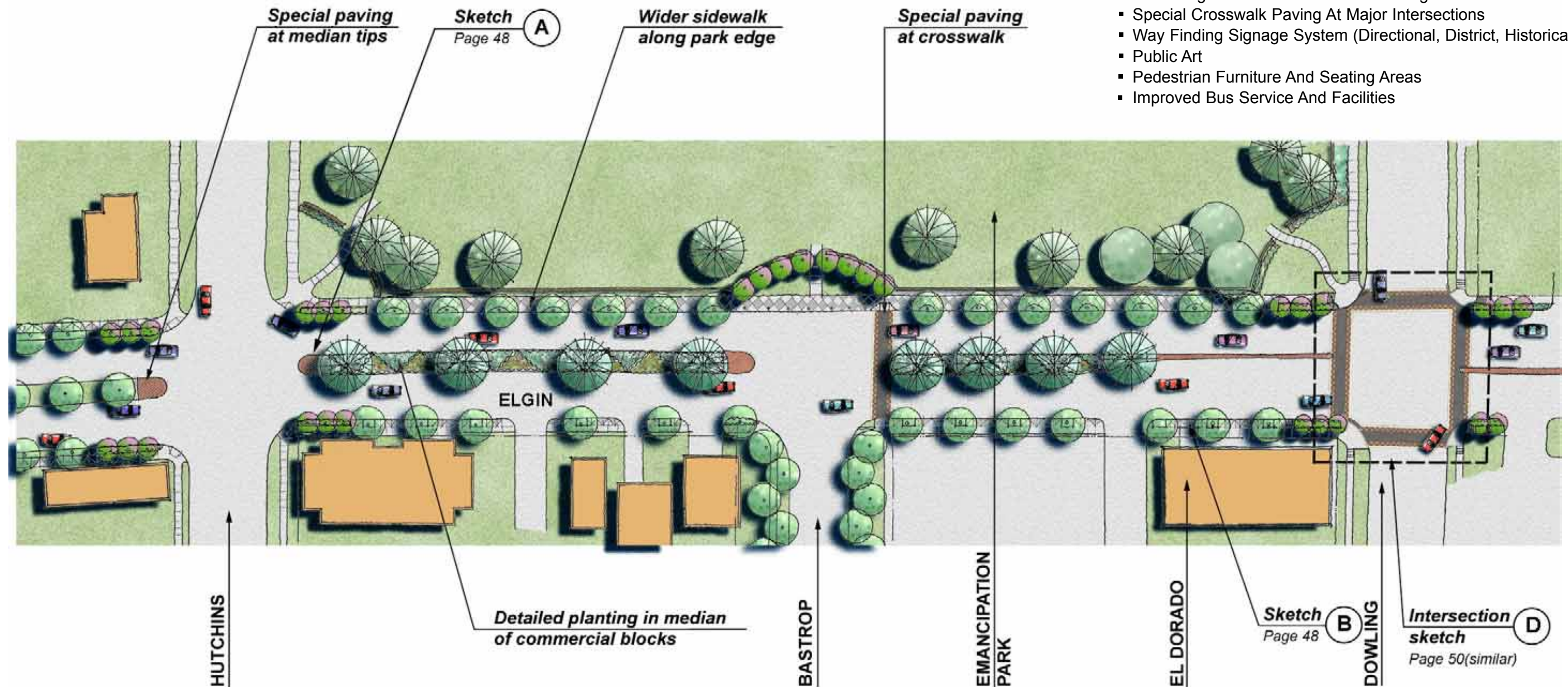
- 1) Repair and/or replace broken sidewalks and access ramps.
- 2) Improve the quality and quantity of street lights along the corridor.
- 3) Improve bus shelter facilities and service.
- 4) Provide low maintenance street trees and landscaping for shade along the street edge.
- 5) Provide special crosswalk paving designations at major intersections.
- 6) Provide wayfinding signage systems for directional, historical, and cultural uses.
- 7) Develop medians with simple, easy to maintain landscaping materials.
- 8) Provide public art (local artists) that integrates art into the development of signage and paving patterns.
- 9) Build upon the cultural and historical quality of the neighborhood and existing structures.

Please reference the URBAN DESIGN GUIDELINES section of this report for further explanation of the process that has provided the background for the development of the streetscape design plans for the Elgin Street Corridor.

7.2 Elgin Partial Streetscape Plan (Hutchins To Dowling)

PROPOSED LANDSCAPE IMPROVEMENTS

- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalk Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities



7.3 Elgin Partial Streetscape Plan (Nagle Intersection)

PROPOSED LANDSCAPE IMPROVEMENTS

- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalk Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities



7.4 Elgin Partial Streetscape Plan (Ennis Intersection)

PROPOSED LANDSCAPE IMPROVEMENTS

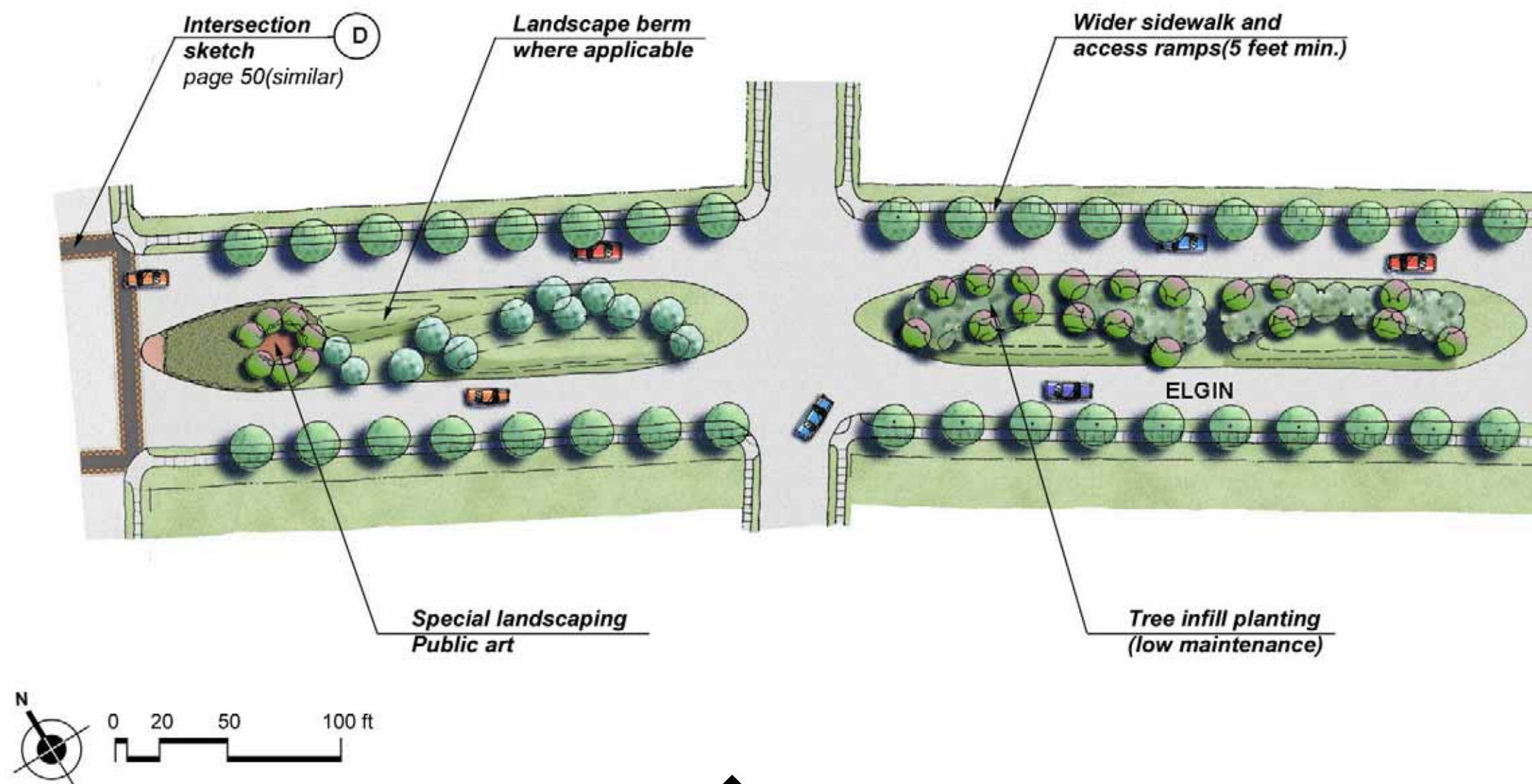
- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalk Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities



7.5 Elgin Street Typical Median Plan

PROPOSED LANDSCAPE IMPROVEMENTS

- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalks Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities





BEFORE



AFTER

A. ELGIN AT HUTCHINS LOOKING TOWARD NORTH-EAST/EMANCIPATION PARK



BEFORE



AFTER

B. ELGIN AT DOWLING LOOKING TOWARD SOUTH-EAST (EL DORADO)



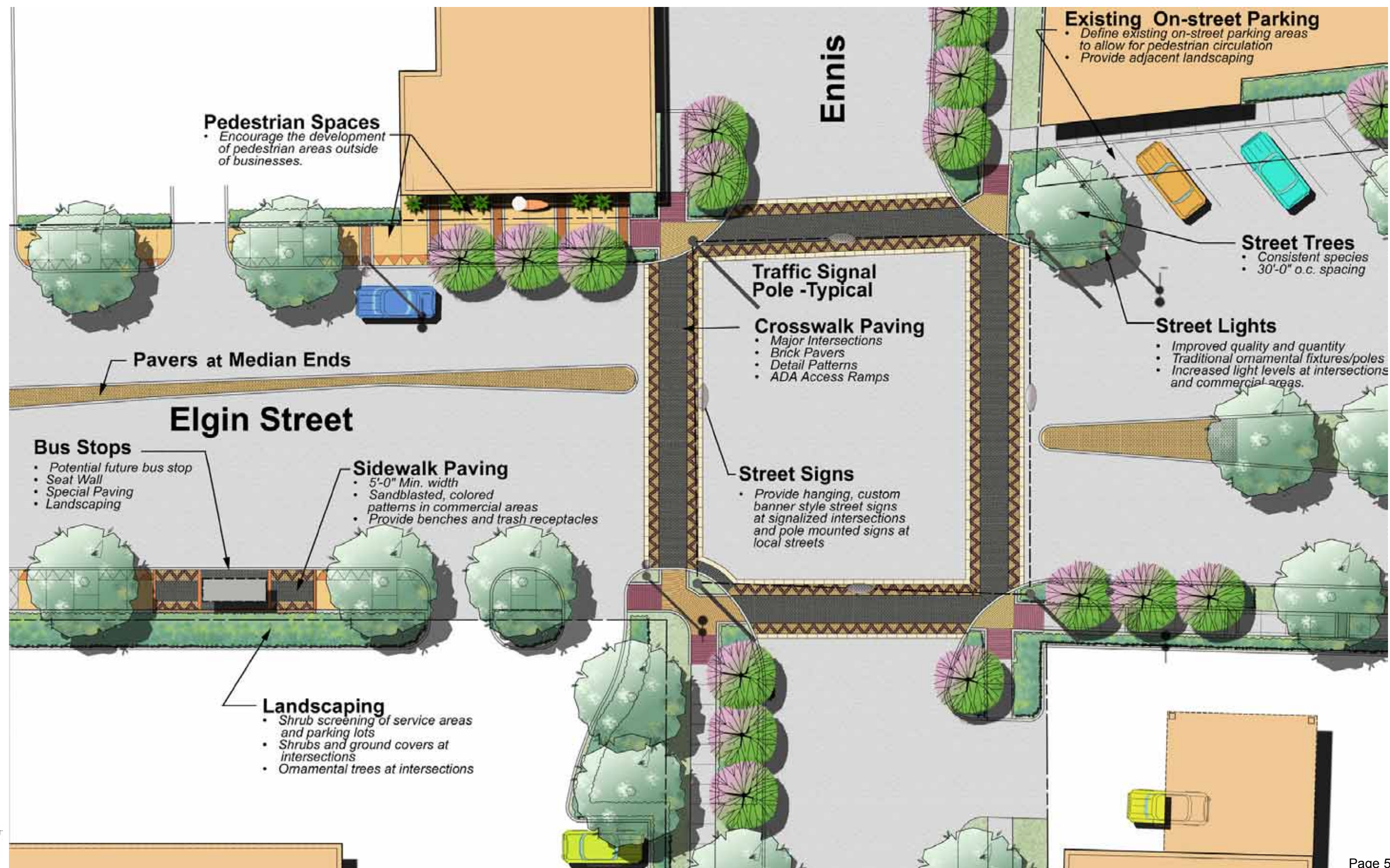
BEFORE

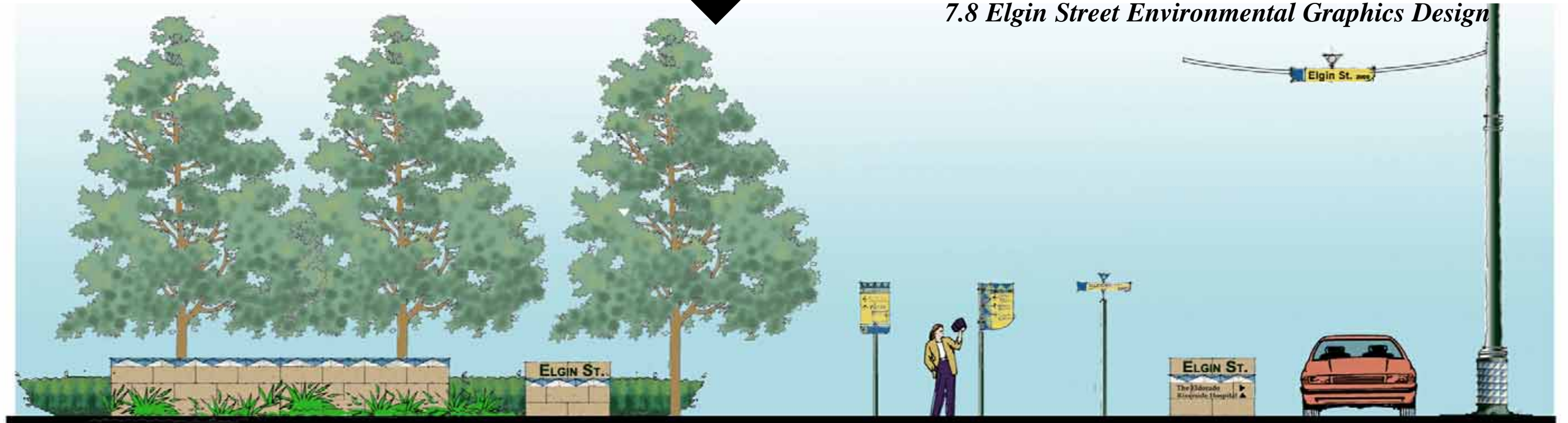
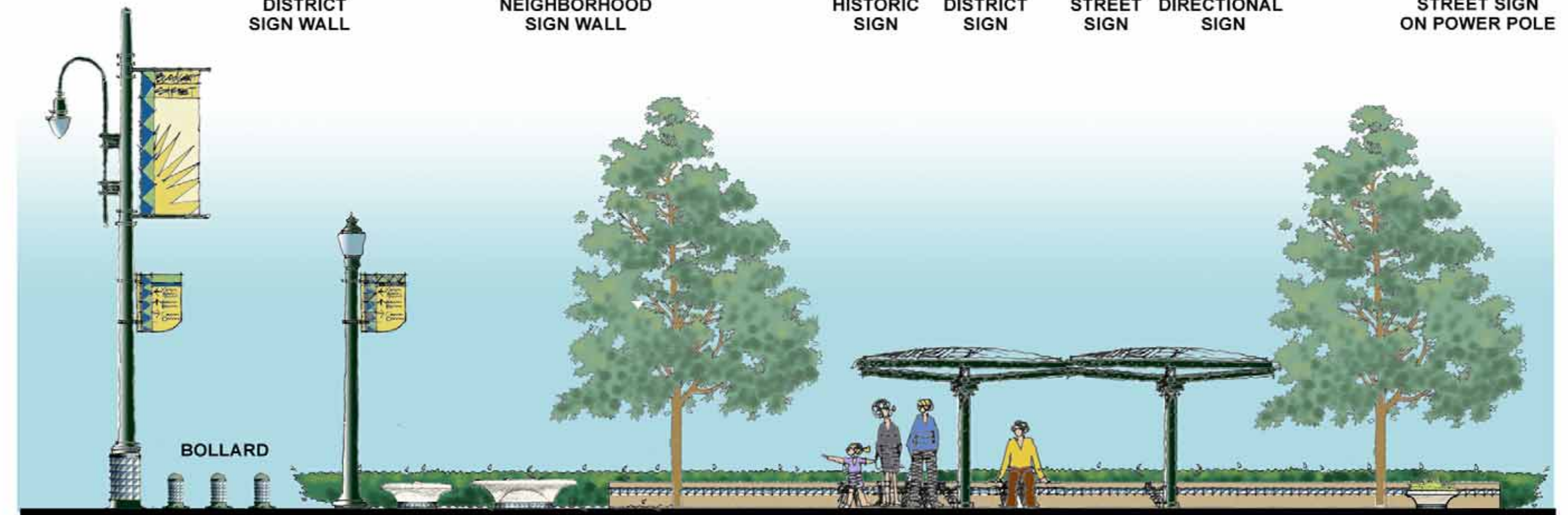


AFTER

C. ELGIN AT ENNIS LOOKING TOWARD SOUTH-EAST/RIVERSIDE HOSPITAL

7.7 Elgin Major Intersection Design



DISTRICT
SIGN WALLNEIGHBORHOOD
SIGN WALLHISTORIC
SIGNDISTRICT
SIGNSTREET
SIGNDIRECTIONAL
SIGNSTREET SIGN
ON POWER POLE

BOLLARD

BENCHES

BUS STOP

ORNAMENTAL POT

STREET LIGHT
W/ BANNER &
DISTRICT SIGNPEDESTRIAN
STREET LIGHT
W/ DISTRICT SIGN